GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - KAUDA., Kakinada - Samalkota Municipality - Change of Land Use from Industrial Use to Residential use for an extent of Ac.2-105 Cents or 8518.56 Sq.mts in R.S.Nos.1/1/ & 1/4 of Jaggammagaripeta (V), Samalkota Municipality - Applied by Sri K.Murali Krishna, Sri E.Manikyam, Sri M.Veerabadhra Rao and Sri Y.Ravichandra Prasad, Partners of M/s. Hanuman Developers and Builders - Draft variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.7 **Dated.12.01.2024.**

Read the following:

1) From the Vice Chairperson, Kakinada Urban Development Authority, Kakinada, Lr.Roc.No.643/2023/KAUDA, dated.05.08.2023.
2) Govt.Memo.No.2193240/M1/2023, dated.25.09.2023.
3) From the Vice Chairperson, Kakinada Urban Development Authority, Kakinada, Lr.Roc.No.643/2023/KAUDA, dated.23.11.2023.
4) Govt.Memo.No.2193240/M1/2023, dt:12.12.2023
5) Gazette No.3295, Part-I, dated.12.12.2023 published in Part-I of Andhra Pradesh Gazette.
6) From the Vice Chairperson (i/c), Kakinada Urban Development Authority, Kakinada, Lr.Roc.No.643/2023/KAUDA, dated.02.01.2024.

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O R D E R:

The Draft Variation to the land use envisaged in the General Town planning Scheme (Master Plan) of Samalkota issued in the Government Memo., 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.3295, Part-I, dated.12.12.2023. In the letter 6th read above, the Vice-Chairperson (i/c), Kakinada Urban Development Authority, Kakinada has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:12.01.2024.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Vice-Chairperson,
Kakinada Urban Development Authority, Kakinada.

(P.T.O.)

Copy to:
The applicant – **through** the Vice-Chairperson, KAUDA., Kakinada.
The District Collector, Kakinada District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme (Master Plan) of Samalkota sanctioned in G.O.Ms.No.532, Municipal Administration & Urban Development Department, dated.07.12.2002, which is proposed for variation from Industrial land use to Residential land use in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site is falling in R.S.Nos.1/1 & 1/4, of Jaggammagaripeta (V) Samalkota Municipality, admeasuring an area of Ac.2-105 cents or 8518.56 Sq.mts. The boundaries which are given in the schedule below and which was earmarked as Industrial Land Use in the General Town Planning Scheme (Master Plan) of Samalkota Municipality Sanctioned in G.O.Ms.No.532, Municipal Administration & Urban Development Department, dated.07.12.2002 is now designated as Residential Use Zone by variation of change of land use and marked as "A, B, C, D, E, F, G, H, I, J" in the revised part proposed land use map G.T.P.No.03/2023/KAUDA, as the proposed site is getting access from existing 63-6" to 66'-6" wide road on Western side which is proposed as 80'-0" wide as per Sanctioned Master Plan and surrounded by Residential and Commercial activity which was shown in GTPS (Master Plan) of Samalkota Municipality and which is available in the office of the Samalkota Municipality, Samalkota / Kakinada Urban Development Authority, Kakinada, Subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The applicant shall hand over the portion of the site affected in Master Plan road widening to the authority concerned at free of cost through registered gift deed.

3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

(Contd.....3)

4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

5. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

West:	Existing 66"-6' to 63"-6' wide M.P. road leading from Samalkota to Peddapuram.
	(Proposed to be widened to 80'-0" as per Master Plan).
North:	Bademiya Tank in Sy.No.354/1 and Burial ground in Sy.No.355/2.
East:	Self Employment Training Centre premises in Sy.No.592.
South:	Land belongs to Sri Yarlagadda Subbarao in Sy.No.1/4P.

(Comprising to an extent of As.2-105 cents or 8518.86 sq.mts.)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.